





Lodge 4, Lake Pochard, Cirencester, Gloucestershire.

Directions

Please use the postcode GL7 5RL or call the office at any time for detailed directions from your location.

Summary

Set beside the water at Lake Pochard, this beautifully presented three bedroom timber lodge offers the kind of Cotswold escape that works on several levels, as a private lakeside retreat, a proven holiday let, or a genuinely hands-off investment. The setting is a huge part of the appeal, with views across the lake from the covered veranda, peaceful grounds, and exclusive access to private carp fishing on an 11.5 acre lake, with carp reported to over 40lbs and fishing restricted to just eight anglers at any one time, available only to lodge owners and guests. The lodge itself is warm, welcoming and wonderfully easy to enjoy, with vaulted timber interiors, open plan living space, three bedrooms, a bathroom and en suite shower room. It is being sold with confirmed holiday letting bookings through to September 2026, which the current owners are happy to transfer to the new owner at no cost. Professional holiday letting management is already in place with Pass the Keys and can continue if required, creating a ready-made option for buyers wanting income without the day-to-day involvement.

Step inside

The lodge has a wonderfully warm and natural feel from the moment you step inside, with timber walls, vaulted ceilings and an open plan layout that suits relaxed weekends, longer stays and holiday guests alike. The main living space is arranged around the lake views, with the sitting area opening directly onto the covered veranda. It is a lovely place to unwind after a day on the water, a walk around the lakes, or a successful session fishing. The kitchen and dining area sit within the same open plan space, making the lodge sociable and easy to use, with a range of fitted units, worktop space and room for a dining table. There are three good size bedrooms, including two doubles. The principal bedroom benefits from its own en suite shower room, while the other two are served by the main bathroom. The layout is simple, practical and exactly what a good holiday lodge should be, easy to maintain, easy to let, and easy to enjoy. For buyers considering the investment angle, the property is already set up with fibre to the premises broadband and professional holiday letting management through Pass the Keys, who currently handle the bookings, guest communication, changeovers, cleaning and key arrangements. The current owners have confirmed that the existing forward bookings, running through to September 2026, can be transferred to the new owner at no cost, offering the potential for income from day one. Income figures are available on request.

Step outside

The covered veranda is one of the defining features of the lodge, providing a superb outdoor seating and dining space with views across the lake. It is the sort of spot

that sells the lifestyle instantly, morning coffee by the water, lazy summer lunches, evening drinks after a day exploring the Cotswolds, or simply sitting back and enjoying the view.

Lake Pochard itself is a major part of the appeal. It is a private 11.5 acre carp lake, with fishing available exclusively to lodge owners and their guests. The lake is known for carp reported to over 40lbs, along with a strong stock of upper 30s, lower 30s and upper 20s. With fishing restricted to only eight anglers at any one time, it offers a rare and very appealing setup for serious anglers who want quality fishing quite literally on the doorstep.

The lodge also benefits from allocated parking, well-kept communal grounds and a peaceful lakeside setting, while still being incredibly convenient for the wider Cotswold Lakes.

Area insights

Lake Pochard (www.lakepochard.co.uk) sits within the heart of the Cotswold Lakes, one of the UK's largest and most exciting leisure destinations, covering over 40 square miles with around 180 freshwater lakes. The area has become increasingly popular with second home buyers, holidaymakers and investors, thanks to its mix of watersports, walking, cycling, wildlife, fishing, restaurants and easy access to the surrounding Cotswold villages and towns.

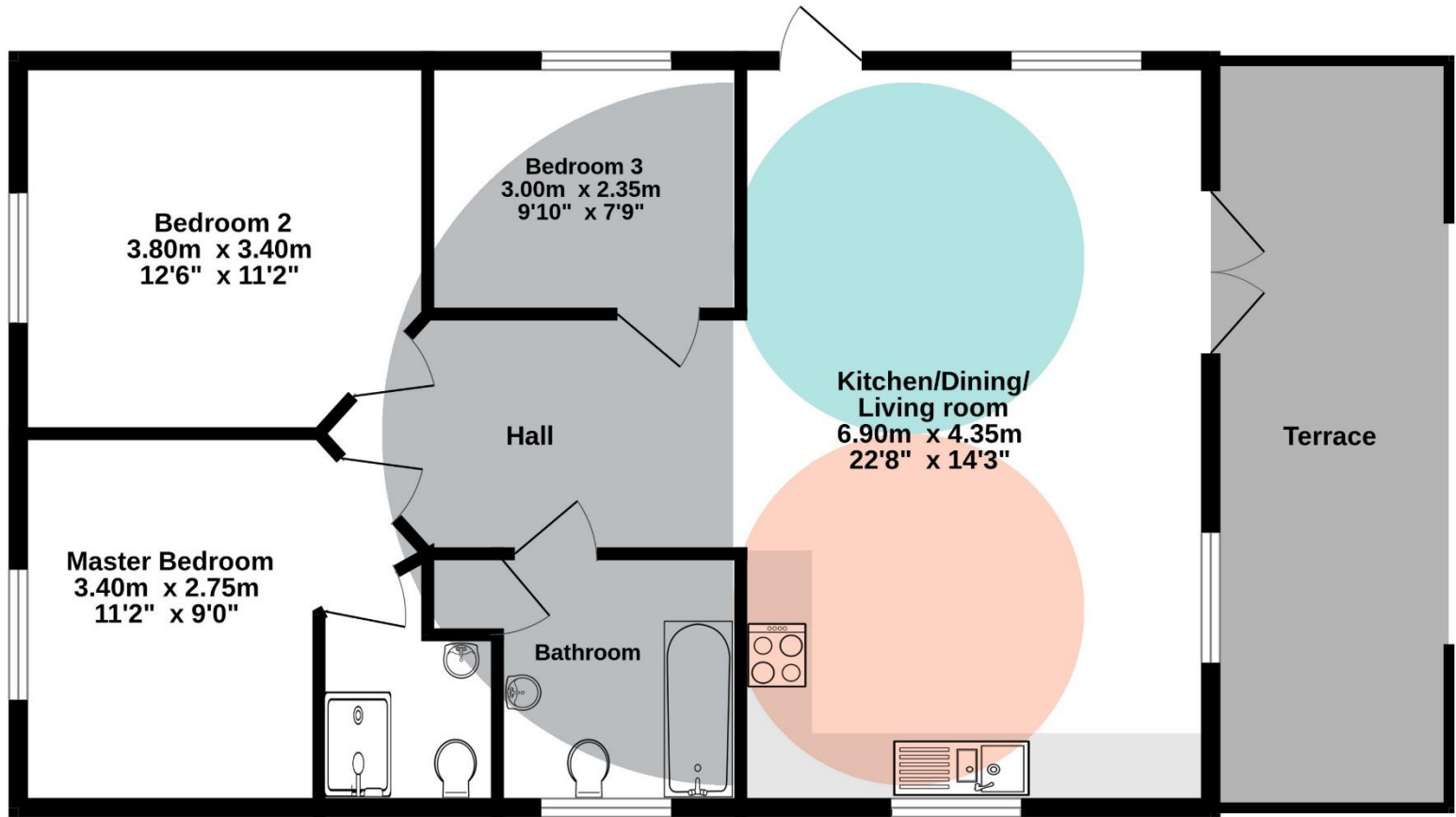
Waterside Kitchen & Bar sits right at the entrance to the development and is a real asset for owners and guests. It is a highly rated pan-Asian restaurant with fresh sushi, private lakeside dining pods and a heated terrace overlooking Walters Lake, making it a genuine lifestyle feature rather than just a convenient place to eat.

Nearby attractions include Cotswold Country Park & Beach, South Cerney's lakes and watersports facilities, the Thames Path, Cirencester, Bibury, Bourton-on-the-Water, Cotswold Wildlife Park and Westonbirt Arboretum. There are also excellent country pubs, farm shops and walking routes throughout the surrounding area.

For those travelling from further afield, Kemble Station provides direct rail services to London Paddington, while Cirencester, Swindon, Cheltenham and the wider Cotswolds are all within reach. It is a location that works beautifully for weekends away, longer holiday stays and high quality guest appeal.

Agents Note

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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